

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Piney Hill Road, 5,850' E  
of Hereford Road  
(1134 Piney Hill Road)  
7th Election District  
3rd Councilmanic District

Glenn C. Campbell and  
Melissa H. Dowling  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-75-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Glenn C. Campbell and Melissa H. Dowling. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an enclosed riding ring, with side yard setbacks of as close as 28 feet in lieu of the required 50 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER RECEIVED FOR FILING

Date

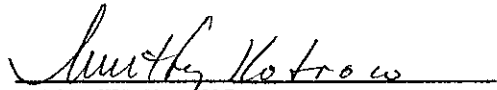
By

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16<sup>th</sup> day of September, 1997 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an enclosed riding ring, with side yard setbacks of as close as 28 feet in lieu of the required 50 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 9/16/97  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

September 16, 1997

Mr. Glenn C. Campbell  
Ms. Melissa H. Dowling  
1134 Piney Hill Road  
Monkton, Maryland 21111

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Piney Hill Road, 5,850' E of Hereford Road  
(1134 Piney Hill Road)  
7th Election District - 3rd Councilmanic District  
Glenn C. Campbell and Melissa H. Dowling - Petitioners  
Case No. 98-75-A

Dear Mr. Campbell & Ms. Dowling:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File





# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1134 Piney Hill Road  
Monkton MD 21111

which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) IA04.3.B.3 TO ALLOW AN ENCLOSED "Riding Ring" SIDEYARD SETBACKS AS close AS 28' IN lieu of the Required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Desire to continue agricultural use of property and surrounding areas enclosing existing fenced riding ring. Use of existing site location will minimize loss of pasture and loss of wooded parking lot. To observe setback would adversely affect the appearance, value and efficient use of property and significantly reduce open pasture; existing site minimizes loss of pasture and wooded areas, changes to drainage patterns and grading of land in light of slope of land.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s):

(Type or Print Name)

Glenn C. Campbell  
(Type or Print Name)

Signature

Glenn Campbell  
Signature

Address

Melissa H. Dowling  
(Type or Print Name)

City

State

Zipcode

Melissa H. Dowling  
Signature

Attorney for Petitioner

(Type or Print Name)

1134 Piney Hill Rd 410-385-3511 W  
Address Phone No

Monkton MD 21111  
City State Zipcode

Signature

Glenn C. Campbell  
Name  
1134 Piney Hill Road 410-343-2796  
Address Phone No  
Monkton MD 21111

Address

Phone No.

City

State

Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: CAM DATE: 22 Aug 97



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 75

ESTIMATED POSTING DATE:

ORDER RECEIVED FOR FILING  
Date 8/26/97  
BY [Signature]

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1134 Piney Hill Road  
address  
Monkton MD 21111  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Desire to continue agricultural use of property and surrounding area by enclosing existing fenced riding ring. Use of existing site location will minimize loss of pasture and loss of wooded portion of lot. To observe setback would adversely affect the appearance, value and efficient use of property and significantly reduce open pasture on property; existing site minimizes loss of pasture, wooded areas, changes to drainage patterns and grading of land in light of sloped land.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Glenn Campbell  
(signature)  
Glenn C. Campbell  
(type or print name)



Melissa H. Dowling  
(signature)  
Melissa H. Dowling  
(type or print name)

CITY  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18<sup>th</sup> day of August, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Glenn C. Campbell and Melissa H. Dowling

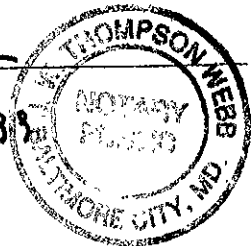
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 18, 1997  
date

[Signature]  
NOTARY PUBLIC

My Commission Expires: 8/1/98



# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1134 Piney Hill Road  
address  
Monkton MD 21111  
City State Zip Code

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Desire to continue agricultural use of property and surrounding area  
by enclosing existing fenced riding ring. Use of existing site location  
will minimize loss of pasture and loss of wooded portion of lot. To observe  
setback would adversely affect the appearance, value and efficient  
use of property and significantly reduce open pasture on property;  
existing site minimizes loss of pasture, wooded areas, changes  
to drainage patterns and grading of land in light of slope  
of land.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Glenn C. Campbell  
(signature)  
Glenn C. Campbell  
(type or print name)



Melissa H. Dowling  
(signature)  
Melissa H. Dowling  
(type or print name)

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18<sup>th</sup> day of August, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Glenn C. Campbell and Melissa H. Dowling

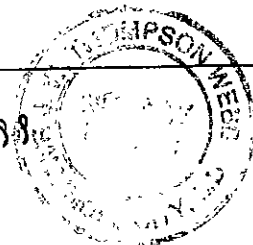
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 18, 1997  
date

[Signature]  
NOTARY PUBLIC

My Commission Expires: 8/1/98





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

1134 Piney Hill Road  
Monkton MD 21111

which is presently zoned RCS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04, 3, B.3 TO ALLOW AN ENCLOSED RIDING RING SIDE YARD SETBACKS AS CLOSE AS 28' IN LIEU OF THE REQUIRED 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Desire to continue agricultural use of property and surrounding area by enclosing existing fenced riding ring. Use of existing site location will minimize loss of pasture and loss of wooded portion of lot. To observe setback would adversely affect the appearance, value and efficient use of property and significantly reduce open pasture; existing site minimizes loss of pasture and wooded areas, changes to drainage patterns and grading of land in light of slope of land.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Glenn C. Campbell

(Type or Print Name)

Glenn Campbell

Signature

Melissa H. Dowling

(Type or Print Name)

Melissa H. Dowling

Signature

1134 Piney Hill Road 410-385-3511 W  
410-343-2796 H

Address

Phone No.

Monkton

MD

21111

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Glenn C. Campbell

Name

1134 Piney Hill Road

410-343-2796

Address

Phone No.

Monkton MD 21111

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ESTIMATED POSTING DATE: \_\_\_\_\_



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 75

ZONING DESCRIPTION FOR 1134 PINEY HILL ROAD, MONKTON, MD

As recorded in Deed Liber 10036, Page 305:

Beginning at a point on the North Side of Piney Hill Road approximately 5850. E of Haverford Rd.  
South 46 degrees 24 minutes West 260 feet, South 40 degrees 45 minutes 27 seconds East 27.20 feet, South 50 degrees 26 minutes 26 seconds West 200 feet, South 40 degrees 45 minutes 27 seconds East 745.87 feet, North 46 degrees 24 minutes East 497.02 feet, South 35 degrees 58 minutes 58 seconds East 324.20 feet, South 40 degrees 45 minutes 27 seconds East 469.18 feet to the place of beginning.



# CERTIFICATE OF POSTING

ADMINISTRATIVE VARIANCE

RE: Case No. 98-75-A

Petitioner/Developer: GLENN CAMPBELL, ETAL

Date of Hearing/Closing: 9/15/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #1134 PINEY HILL RD.

The sign(s) were posted on \_\_\_\_\_

8/27/97  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/28/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

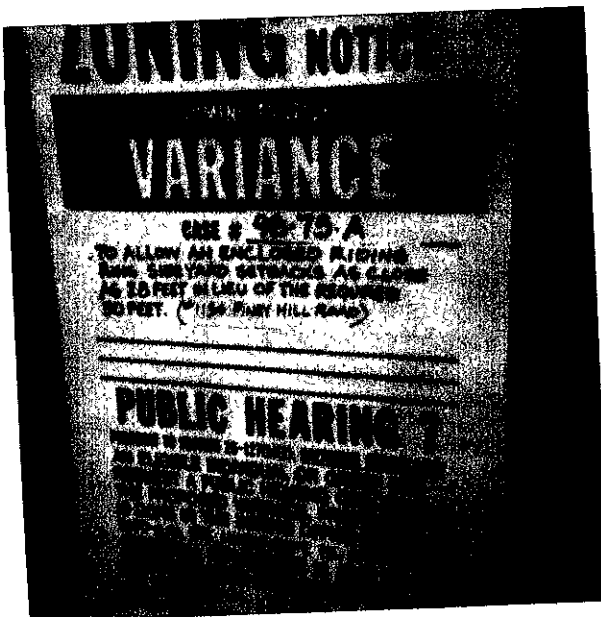
(Printed Name)

523 Penny Lane  
(Address)

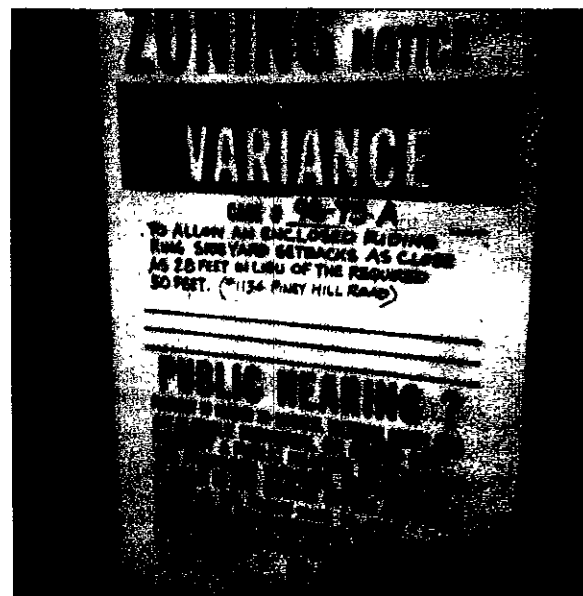
Hunt Valley, MD 21030  
(City, State, Zip Code)

(410) 666-5366 Page 1 of 1  
(Telephone Number)

9/96  
cert doc



98-75-A - ADMIN.  
#1134 PINEY HILL RD.  
GLENN CAMPBELL



CLOSING. 9/15/97

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

043357

DATE 22 Aug 97 ACCOUNT R-001-6150  
(75)  
CASH AMOUNT \$ 50.00

RECEIVED  
FROM:

Campbell / Dowling

FOR:

1134 Piney Hill Rd

ADMIN VAR

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME  
8/22/1997 8/22/1997 09:30:40  
REG 4501 CASHIER CLERK CML DROMER  
MISCELLANEOUS CASH RECEIPT  
Receipt # 019570  
CR NO. 043357

50.00 CHECK  
Baltimore County, Maryland

CASHIER'S VALIDATION



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 75 Petitioner: Campbell / Dowling  
Location: 1134 Piney Hill Rd, Monkton MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Glenn Campbell  
ADDRESS: 1134 Piney Hill Rd  
Monkton MD 21111

PHONE NUMBER: 4-343-2796



# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_ prepared by: \_\_\_\_\_ Scale of Drawing: 1"= \_\_\_\_\_



Vicinity Map  
Scale: 1"=1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1"=200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_ acreage \_\_\_\_\_ square feet

SEWER: ☐ public ☐ private  
WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than \*31 Aug 97

Format for Sign Printing, Black Letters on a White Background:

**ZONING NOTICE****ADMINISTRATIVE  
VARIANCE****Case No.:** 98-75-A

To Allow AN enclosed Riding Ring Sideyard  
SETBACKS AS close AS 28' IN lieu of the  
Required 50'

**PUBLIC HEARING ?**

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE.  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

\*

15 Sept 1997

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

**DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 11, 1997

Mr. Glenn Campbell & Ms. Melissa Dowling  
1134 Piney Hill Road  
Monkton, MD 21111

RE: Item No.: 75  
Case No.: 98-75-A  
Petitioner: Glenn Campbell, et al

Dear Mr. Campbell & Ms. Dowling:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 22, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a pre-printed name and title.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





Baltimore County  
Fire Department

8

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

August 3, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: LLC & STONERIDGE CONDOMINIUM, INC.  
JOSEPH H. SEIPP, JR.  
GLENN C. CAMPBELL & MELISSA H. DOWLING  
630 MAIN STREET, LLC

Location: DISTRIBUTION MEETING OF SEPTEMBER 2, 1997

Item No.: 068, 069, 075, AND 076

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley. *RN/gp*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Sept 2, 97

DATE: 8/29/97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 66

67

69

71

72

73

74

75

76

77

RBS:sp

BRUCE2/DEPRM/TXTSBP



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

2 007

TO: Arnold Jablon, Director  
Department of Permits  
and Development Management

DATE: August 26, 1997

FROM: Arnold F. "Pat" Keller, III, Director  
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 67, 71 & 75

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Kerns*

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: Sept. 8, 1997

FROM:  Robert W. Bowling, Chief  
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for September 8, 1997  
Item Nos. 066, 068, 070, 071, 072,  
074, 075, 076, and 077

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

9-5-97

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building  
Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 075 (CAM)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as the proposed development is not located on a State roadway and there are no impacts to any SHA facilities.

Please contact Larry Gredlein at 410-545-5606 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

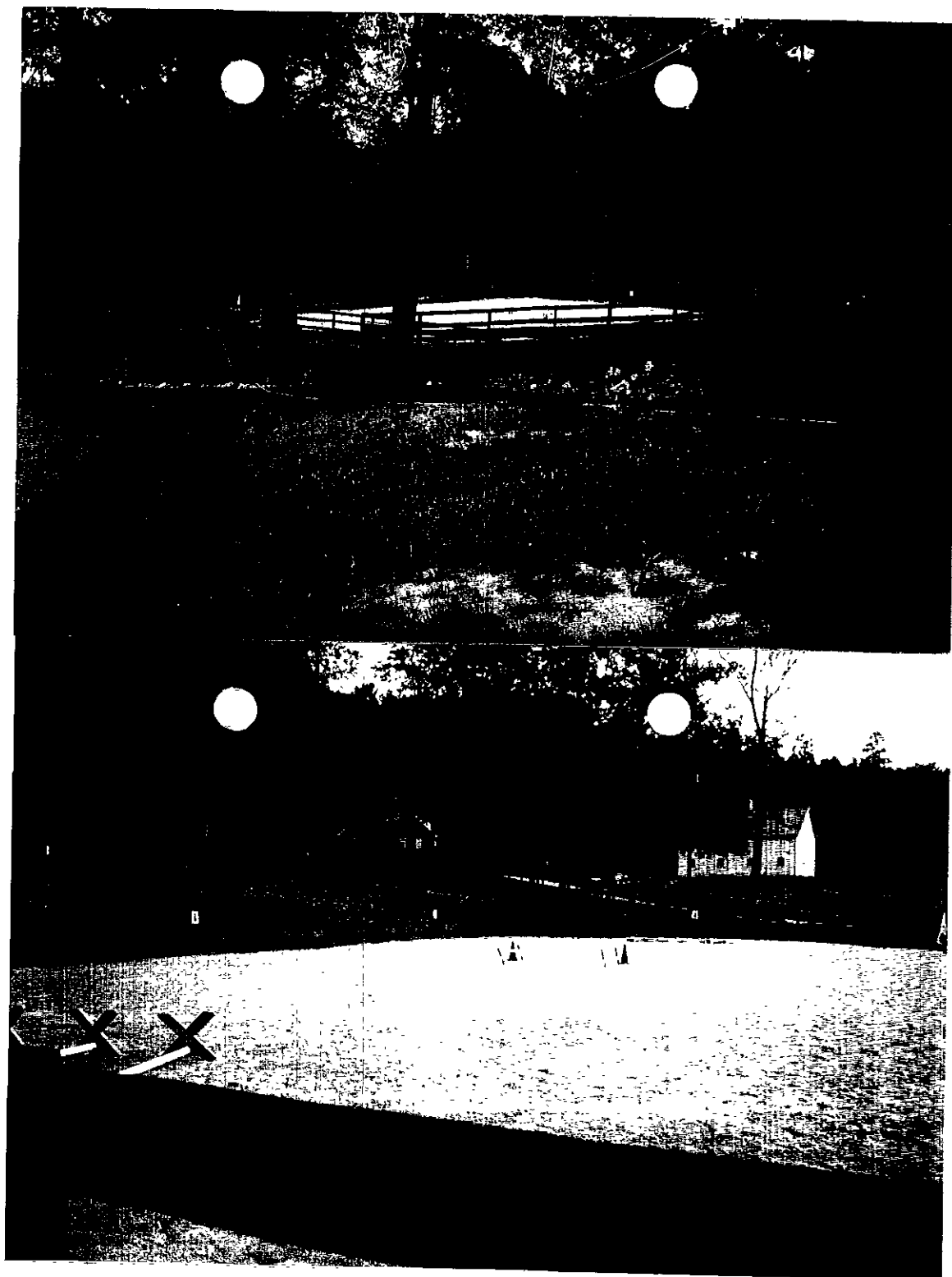
*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

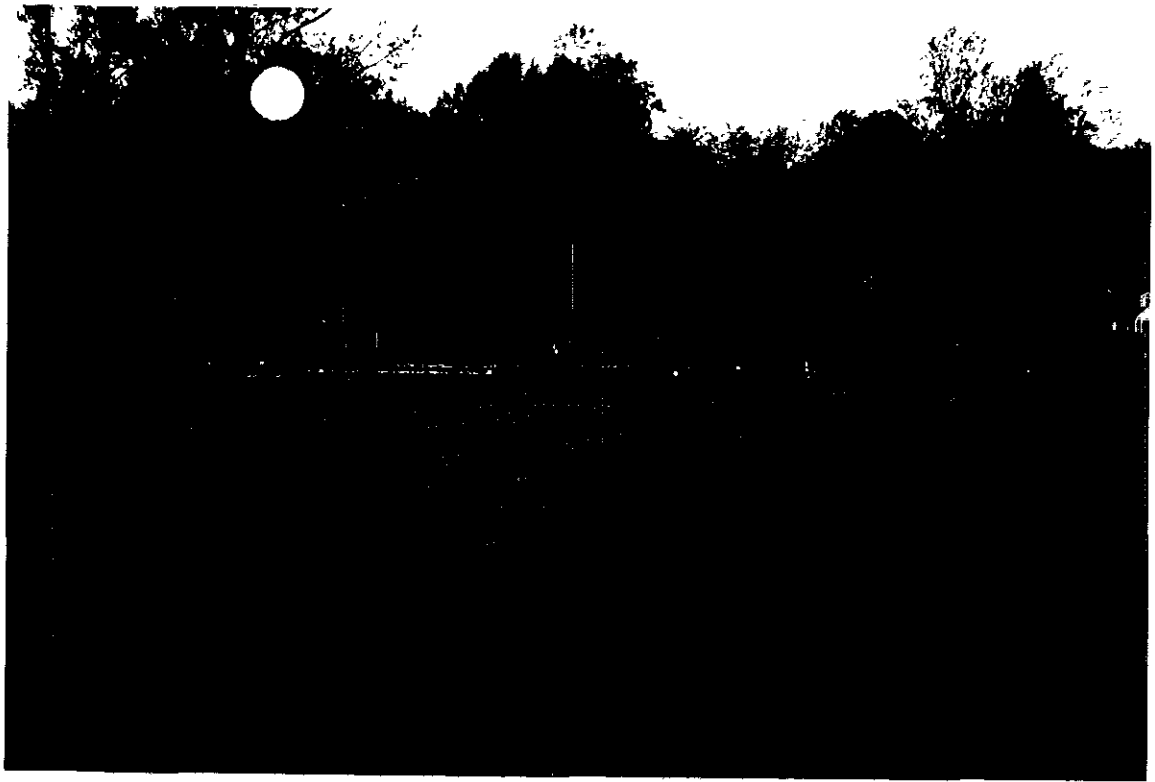
LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202





# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1134 Piney Hill Rd, Monkton, MD 21111

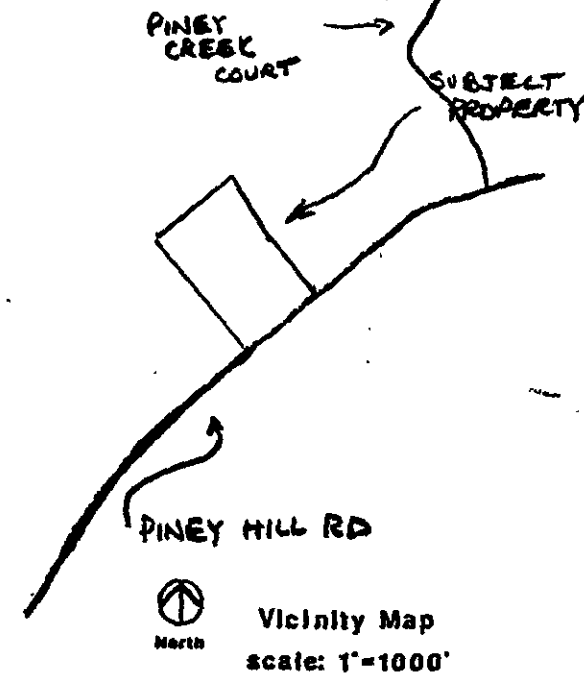
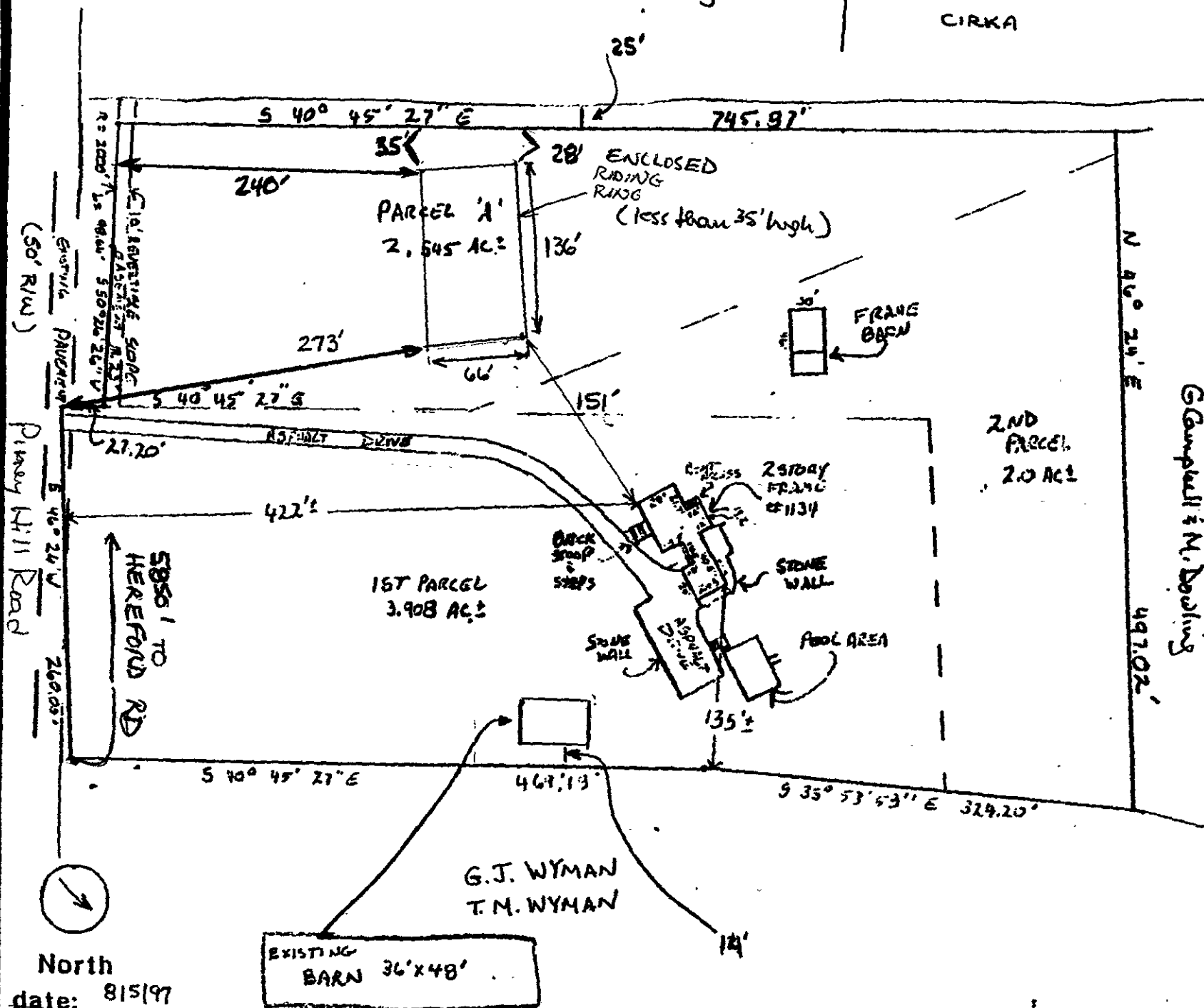
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book# \_\_\_\_\_, folio# \_\_\_\_\_, lot# \_\_\_\_\_, section# \_\_\_\_\_

OWNER: Glenn C. Campbell and Melissa H. Dowling

LARRY &  
JUDY  
CIRKA



## LOCATION INFORMATION

Election District: 7  
 Councilmanic District: 3  
 1"=200' scale map#: NW26B  
 Zoning: R.C.-5  
 Lot size: 8.453 acreage square feet

public private  
 SEWER: ☐ ☒  
 WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒  
 Prior Zoning Hearings: NONE 97-241A

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

North  
 date: 8/5/97  
 prepared by: GCC

Scale of Drawing: 1"= 100'

Not in Flood  
 Plain

*Ret. Ex.*

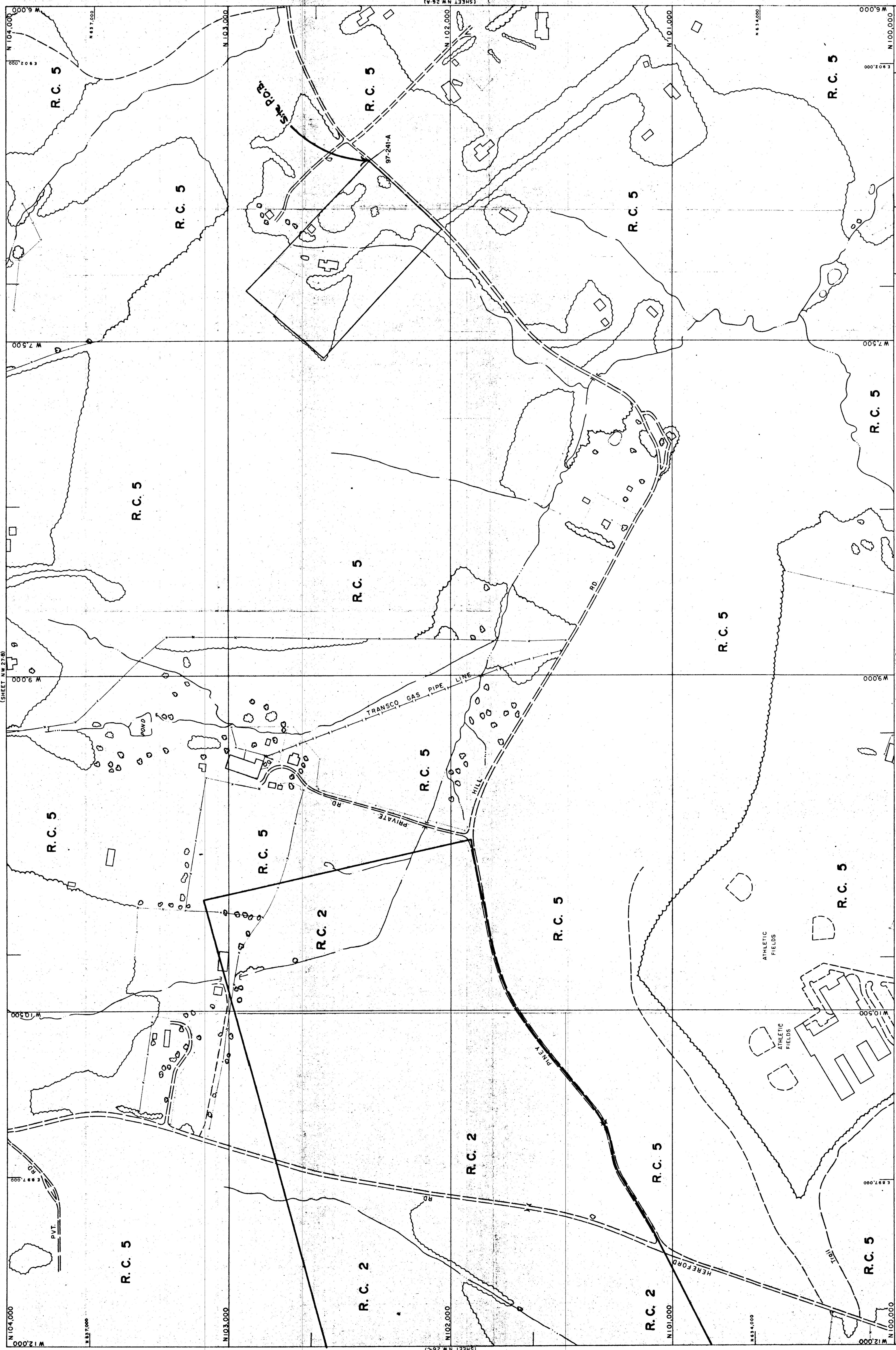




BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

|                                              |                                    |                       |             |
|----------------------------------------------|------------------------------------|-----------------------|-------------|
| SCALE<br>1" = 200' ±                         | LOCATION<br>NORTH OF<br>PINEY HILL | SHEET<br>N. W<br>26-B | MICROFILMED |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |                                    |                       |             |





|                                                                                                                                              |                                                                                                                                                                 |  |                                              |                                    |                       |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------|------------------------------------|-----------------------|
| HH - SE<br>DD - NE                                                                                                                           | BALTIMORE COUNTY<br>OFFICE OF PLANNING AND ZONING                                                                                                               |  | SCALE<br>1" = 200' ±                         | LOCATION<br>NORTH OF<br>PINEY HILL | SHEET<br>N.W.<br>26-B |
|                                                                                                                                              | 1996 CONGRESSIONAL ZONING MAP<br>ADOPTED BY<br>THE BALTIMORE COUNTY COUNCIL<br>ON 11/13/96<br>Bills Nos. 179-96, 279-96, 331-96, 332-96, 333-96, 334-96, 335-96 |  | DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |                                    |                       |
| THIS MAP HAS BEEN REVISED IN SELECTED AREAS.<br>TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS<br>BY BUCHART-HORN, INC. BALTIMORE, MD. 21210 |                                                                                                                                                                 |  |                                              |                                    |                       |
| <div>Kevin K. Kennedy<br/>Chairman, County Council</div>                                                                                     |                                                                                                                                                                 |  |                                              |                                    |                       |